



**WYNDAM PARK
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
AUGUST 1, 2022
7:00 P.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.wyndamparkcdd.org

561.630.4922 Telephone

877.SDS.4922 Toll Free

561.630.4923 Facsimile

AGENDA
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FAU/Pine Jog Environmental Education Center
6301 Summit Boulevard
West Palm Beach, Florida 33415
REGULAR BOARD MEETING & PUBLIC HEARING
August 1, 2022
7:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Consider Resignation and Appointment to Board Vacancy.....Page 2
- D. Administer Oath of Office and Review Board Member Duties and Responsibilities
- E. Establish Quorum
- F. Additions or Deletions to Agenda
- G. Comments from the Public for Items Not on the Agenda
- H. Approval of Minutes
 - 1. April 4, 2022 Regular Board Meeting Minutes.....Page 3
- I. Old Business
- J. New Business
 - 1. Consider Resolution No. 2022-02 – Resetting Public Hearing Date to Adopt Fiscal Year 2022/2023 Final Budget.....Page 5
 - 2. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Meeting Schedule....Page 6
- K. Public Hearing
 - 1. Proof of Publication.....Page 8
 - 2. Receive Public Comments on Fiscal Year 2022/2023 Final Budget
 - 3. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2022/2023 Final Budget.....Page 9
- L. Administrative Matters
- M. Board Members Comments
- N. Adjourn

Miscellaneous Notices



Published in The Palm Beach Post on July 12, 2022

Location

Palm Beach County,

Notice Text

Notice of Public Hearing

and Regular Board Meeting of the

Wyndam Park Community Development District

The Board of Supervisors of the Wyndam Park Community Development District (the District) will hold a Public Hearing and Regular Board Meeting on August 1, 2022, at 7:00 p.m., or as soon thereafter as can be heard, at the FAU/Pine Jog Environmental Education Center located at 6301 Summit Boulevard, West Palm Beach, Florida 33415.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2022/2023 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District s website (www.wyndamparkcdd.org) or at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida, 33410 during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts.

Meetings may be continued as found necessary at a time and place specified on the record.

There may be occasions when one or more Supervisors will participate by telephone;therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (561) 630-4922, and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Wyndam Park Community Development District

www.wyndamparkcdd.org

7-12, 19/2022

From: [Stevemorrow](#)
To: [Jason Pierman](#); [Stevemorrow](#)
Subject: resignation
Date: Friday, May 13, 2022 2:57:37 PM

Good afternoon

Please accept my resignation from the Wyndam Park Community Development District. It has been a pleasure serving with everyone.

**WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 4, 2022**

A. CALL TO ORDER

District Manager Jason Pierman called the April 4, 2022, Regular Board Meeting of the Wyndam Park Community Development District (the “District”) to order at 7:00 p.m. at the FAU/Pine Jog Environmental Education Center at 6301 Summit Boulevard, West Palm Beach, Florida 33415.

B. PROOF OF PUBLICATION

Mr. Pierman presented proof of publication that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on September 24, 2021, as part of the District’s Fiscal Year 2021/2022 Meeting Schedule, as legally required.

C. CONSIDER RESIGNATION AND APPOINTMENT TO BOARD VACANCY

D. ESTABLISH A QUORUM

Mr. Pierman then determined that the attendance of Chairman Steve Morrow and Supervisors Karel Pollard and Ronel Blaise constituted a quorum and it was in order to proceed with the meeting

Also in attendance was District Manager Jason Pierman of Special District Services, Inc. and by phone, District Counsel, Scott C. Cochran, Esq. of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

E. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

F. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

G. APPROVAL OF MINUTES

1. November 1, 2021, Regular Board Meeting

Mr. Pierman presented the minutes of the November 1, 2021, Regular Board Meeting.

A **motion** was made by Ms. Pollard, seconded by Mr. Morrow and passed unanimously approving the minutes of the November 1, 2021, Regular Board Meeting, as presented.

H. OLD BUSINESS

There were no Old Business items to come before the Board.

I. NEW BUSINESS

1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget

Resolution No. 2022-01 was presented, entitled:

RESOLUTION NO. 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Blaise, seconded by Mr. Morrow and passed unanimously adopting Resolution No. 2022-01, as presented, setting the Public Hearing for June 6, 2022.

J. ADMINISTRATIVE MATTERS

Mr. Pierman announced that the qualifying period runs from June 13th to the 17th, noting that Seats 1, 2 and 5 (Mr. Morrow, Vacant, and Mr. Ramsamujh, respectively) were up for election this year. He also reminded the Board to submit their Form 1's, and discussed the need for a 20-year Stormwater Report, about which he had already contacted the District Engineer.

K. BOARD MEMBER COMMENTS

Mr. Morrow noted that he would be resigning prior to the next Board Meeting, as he was moving.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Morrow, seconded by Mr. Blaise and unanimously passed to adjourn the Regular Board Meeting at 7:11 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2022-01; AMENDING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2022/2023 FINAL BUDGET AND ASSESSMENTS AND AUTHORIZING THE SECRETARY AND DISTRICT MANAGER TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Wyndam Park Community Development District (the “District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and

WHEREAS, the Board previously adopted Resolution 2022-01 approving a proposed budget and setting a public hearing for June 6, 2022; and

WHEREAS, due to the unforeseen inability of the Board to secure a quorum for the scheduled public hearing, said public hearing had to be re-advertised and rescheduled; and

WHEREAS, the public hearing has been rescheduled for August 1, 2022, and all other requirements and filings associated with the preparation of the fiscal year budget have been completed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT, THAT:

1. Resolution No. 2022-01 is hereby amended to change the date and time of the Public Hearing to August 1, 2022 at 7:00 p.m. in the FAU/Pine Jog Environmental Education Center, 6301 Summit Boulevard, West Palm Beach, Florida 33415, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with all applicable notice requirements.

PASSED, ADOPTED and EFFECTIVE this 1st day of August, 2022.

ATTEST:

**WYNDAM PARK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

RESOLUTION NO. 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Wyndam Park Community Development District ("District") to establish a regular meeting schedule for fiscal year 2022/2023; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2022/2023 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 1st day of August, 2022.

ATTEST:

**WYNDAM PARK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/202 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Wyndam Park Community Development District will hold Regular Meetings in a classroom at the FAU/Pine Jog Environmental Education Center located at 6301 Summit Boulevard, West Palm Beach, Florida 33415, at 7:00 p.m. on the following dates:

October 3, 2022
November 7, 2022
December 5, 2022
January 9, 2023
February 6, 2023
March 6, 2023
April 3, 2023
May 1, 2023
June 5, 2023
July 10, 2023
August 7, 2023

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT

www.wyndamparkcdd.org

PUBLISH: THE PALM BEACH POST

Miscellaneous Notices



Published in The Palm Beach Post on July 12, 2022

Location

Palm Beach County,

Notice Text

Notice of Public Hearing

and Regular Board Meeting of the

Wyndam Park Community Development District

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The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2022/2023 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District s website (www.wyndamparkcdd.org) or at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida, 33410 during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts.

Meetings may be continued as found necessary at a time and place specified on the record.

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If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Wyndam Park Community Development District

www.wyndamparkcdd.org

7-12, 19/2022

RESOLUTION NO. 2022-04

A RESOLUTION OF THE WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2022/2023 BUDGET.

WHEREAS, the Wyndam Park Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 1st day of August, 2022.

ATTEST:

**WYNDAM PARK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Wyndam Park
Community Development District

**Final Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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- IV ASSESSMENT COMPARISON

FINAL BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
O & M Assessments	74,010
Debt Assessments	178,328
Other Revenues	0
Interest Income	180
TOTAL REVENUES	\$ 252,518
EXPENDITURES	
Supervisor Fees	4,000
Payroll Taxes (Employer)	320
Engineering/Inspections	2,000
Management	27,192
Legal	7,000
Assessment Roll	6,000
Audit Fees	3,600
Insurance	6,000
Legal Advertisements	1,400
Miscellaneous	650
Postage	175
Office Supplies	325
Dues & Subscriptions	175
Trustee Fee	3,600
Continuing Disclosure Fee	350
Website Management	200
Reserve	6,762
TOTAL EXPENDITURES	\$ 69,749
REVENUES LESS EXPENDITURES	\$ 182,769
Bond Payments	(167,628)
BALANCE	\$ 15,141
County Appraiser & Tax Collector Fee	(5,047)
Discounts For Early Payments	(10,094)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
O & M Assessments	72,170	70,187	74,010	Expenditures Less Interest & Carryover/.94
Debt Assessments	180,268	182,151	178,328	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	177	180	180	Interest Projected At \$15 Per Month
TOTAL REVENUES	\$ 252,615	\$ 252,518	\$ 252,518	
EXPENDITURES				
Supervisor Fees	2,800	4,000	4,000	No Change From 2021/2022 Budget
Payroll Taxes (Employer)	214	320	320	Projected At 8% Of Supervisor Fees
Engineering/Inspections	1,515	2,000	2,000	No Change From 2021/2022 Budget
Management	26,040	26,400	27,192	CPI Adjustment (Capped At 3%)
Legal	5,975	7,000	7,000	No Change From 2021/2022 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2021/2022 Audit
Insurance	5,513	6,000	6,000	Insurance Estimate
Legal Advertisements	781	1,500	1,400	\$100 Decrease From 2021/2022 Budget
Miscellaneous	298	650	650	No Change From 2021/2022 Budget
Postage	51	175	175	No Change From 2021/2022 Budget
Office Supplies	166	350	325	\$25 Decrease From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fee	3,547	3,600	3,600	No Change From 2021/2022 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2021/2022 Budget
Website Management	200	200	200	No Change From 2021/2022 Budget
Reserve	0	3,935	6,762	Reserve
TOTAL EXPENDITURES	\$ 57,025	\$ 66,155	\$ 69,749	
REVENUES LESS EXPENDITURES	\$ 195,590	\$ 186,363	\$ 182,769	
Bond Payments	(171,616)	(171,222)	(167,628)	2023 P & I Payments Less Earned Interest
BALANCE	\$ 23,974	\$ 15,141	\$ 15,141	
County Appraiser & Tax Collector Fee	(1,711)	(5,047)	(5,047)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(9,705)	(10,094)	(10,094)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 12,558	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 12,558	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Interest Income	10	25	10	Projected Interest For FY 2022/2023
NAV Tax Collection	171,616	171,222	167,628	2023 P & I Payments Less Earned Interest
Total Revenues	\$ 171,626	\$ 171,247	\$ 167,638	
EXPENDITURES				
Principal Payments	100,000	105,000	105,000	Principal Payment Due In 2023
Interest Payments	71,269	66,247	62,638	Interest Payments Due In 2023
Total Expenditures	\$ 171,269	\$ 171,247	\$ 167,638	
Excess/ (Shortfall)	\$ 357	\$ -	\$ -	

Series 2013 Bond Refunding Information

Original Par Amount =	\$2,455,000	Annual Principal Payments Due =	May 1st
Interest Rate =	1.25% - 4.125%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2013		
Maturity Date =	May 2034		

Par Amount As Of 1/1/22 = \$1,715,000

Wyndam Park Community Development District Assessment Comparison

	Original Projected Assessment	Fiscal Year 2019/2020 Assessment	Fiscal Year 2020/2021 Assessment	Fiscal Year 2021/2022 Assessment	Fiscal Year 2022/2023 Projected Assessment
O & M	\$ 171.58	\$ 200.81	\$ 211.53	\$ 205.83	\$ 217.04
<u>Debt</u>	<u>\$ 659.90</u>	<u>\$ 539.19</u>	<u>\$ 528.47</u>	<u>\$ 534.17</u>	<u>\$ 522.96</u>
Total	\$ 831.48	\$ 740.00	\$ 740.00	\$ 740.00	\$ 740.00

Adjusted for 1% County Tax Collector Fee, a 1% County Property Appraiser Fee and a 4% discount for early payment of taxes.

Notes: There are 341 units in the Wyndam Park Community Development District.